

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

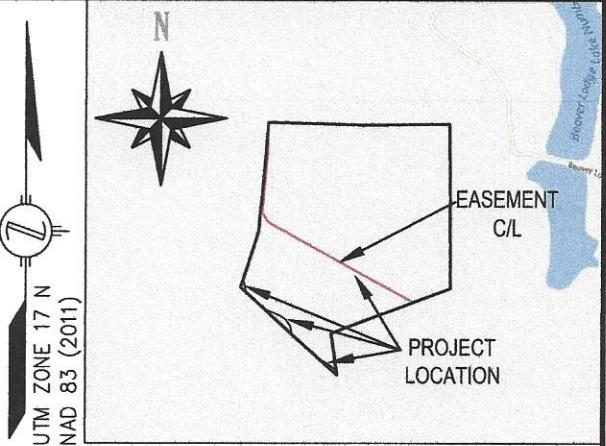
Exhibit 76 to Complaint

Map of MVP Parcel No. NC-RO-153.000

EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 812, PAGE 595
5. PARCEL ID: 174558
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.



NGS MONUMENT

BARNES
N:13,216,335.22
E:2,040,358.17
CSF: 0.99974929

S13°19'58"E - 11,861.89' GRID

NGS MONUMENT

LOBELL
N:13,204,793.05
E:2,043,093.62
CSF: 0.99975371

POINT OF
BEGINNING
N:13,184,130.63
E:2,056,538.55

(NC-RO-I49.100)
N/F

KENNETH WAYNE BATES,
DEED BOOK 1453, PAGE 2820

S33°03'07"E - 24,651.61' GRID

KENNETH WAYNE BATES, KENNETH WAYNE BATES, II,
AND DANIEL LEE BATES
DEED BOOK 1483, PAGE 2273
DEED BOOK 1489, PAGE 2288

VICINITY MAP (NTS)
NC-RO-I49.000
N/F

ADDITIONAL
TEMPORARY
WORKSPACE
0.22± ACRES
9,777± SQ. FEET

(NC-RO-I53.000)
KENNETH HAYES
DEED BOOK 812, PAGE 595
PARCEL ID. NO. 174558

PERMANENT
EASEMENT
1.92± ACRES
83,838± SQ. FEET

TEMPORARY
WORKSPACE
1.48± ACRES
64,289± SQ. FEET

LEGEND

- (◎) NGS MONUMENT
- (○) EIP EXISTING IRON PIPE OR PIN
- (OIPS) IRON PIN SET
- (● CP) COMPUTED POINT
- (---) LINE NOT TO SCALE
- (■) PERMANENT ACCESS ROAD
- (▨) TEMPORARY ACCESS ROAD
- (▨▨) PERMANENT EASEMENT
- (▨▨▨) TEMPORARY WORKSPACE
- (▨▨▨▨) ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- (▨▨▨▨▨) POSSIBLE TEMPORARY WORKSPACE

MATCHLINE
SEE SHEET 2 OF 5

KENNETH HAYES

sq. ft.	acres
AREA OF PERMANENT EASEMENT: 83,838±	1.92 ACRES
AREA OF TEMPORARY WORKSPACE: 83,181±	1.91 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE: 30,795±	0.71 ACRES
AREA OF ACCESS ROAD: 15,772±	0.36 ACRES
AREA OF POSSIBLE TEMPORARY WORKSPACE: 3520±	0.08 ACRES

feet rods
CENTERLINE OF EASEMENT: 1,833± 111.11±
CENTERLINE OF ACCESS ROAD: 633± 38.36±

SEE SHEET 5 OF 5 FOR LINE TABLES

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WILLIAMSBURG
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley PIPELINE LLC

PIPELINE EASEMENT IN PROPERTY OF
KENNETH HAYES

NC-RO-153.000
DEED BOOK 812, PAGE 595

Drawn By:	Chkd By:	Appd By:	TRC Proj. No.:	Scale:
SRY			300423	1"=100'
Drawn Date:				MVP Proj. No.
5/12/20	DD	TWK	1 OF 5	

100 50 0 100
GRAPHIC SCALE IN FEET

RIVISIONS

1	4/24/20	MSF	GENERAL REVISIONS	TWK
2	5/20/2020	DD	UPDATED HATCHING	TWK
No.	Date	Rev By	Description	Checked

I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 812, page 595); that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 20th day of May, 2020

L 3674
THOMAS WARNER KIMMEL, PLS

LAND OWNER INITIALS: _____ DATE: _____

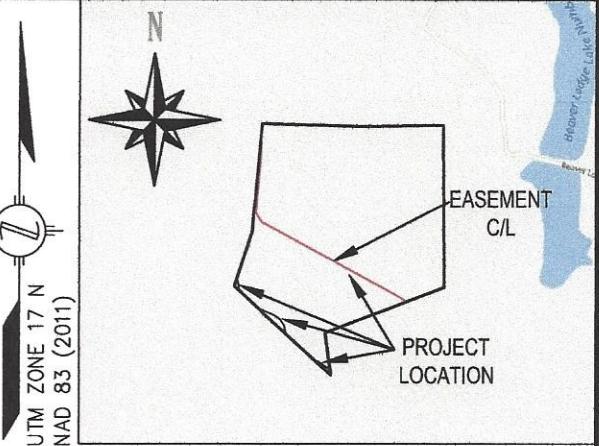
TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSTURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591



EXHIBIT A

NOTES

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10. TEMPORARY EASEMENT TO BE ACQUIRED.



SEE SHEET 1 OF 5
MATCHLINE

(NC-RO-149.100)

N/F

KENNETH WAYNE
BATES
DEED BOOK 1453,
PAGE 2820

CHECK
COORDINATES

N:13,183,354.52
E:2,056,461.71

CHECK
COORDINATES

N:13,183,274.76
E:2,056,435.41

N18°03'23"E

96.36'

L9 L2 L26 L13

**TEMPORARY
WORKSPACE**
1.48± ACRES
64,289± SQ. FEET

(NC-RO-153.000)

KENNETH HAYES
DEED BOOK 812, PAGE 595
PARCEL ID. NO. 174558

**ADDITIONAL
TEMPORARY
WORKSPACE**
0.17± ACRES
7,500± SQ. FEET

**ADDITIONAL
TEMPORARY
WORKSPACE**
0.14± ACRES
6,021± SQ. FEET

**TEMPORARY
ACCESS ROAD**
TA-RO-130
0.04± ACRES
1,711± SQ. FEET

**TEMPORARY
WORKSPACE**
0.43± ACRES
18,892± SQ. FEET

**PERMANENT
EASEMENT**
1.92± ACRES
83,838± SQ. FEET

**ADDITIONAL
TEMPORARY
WORKSPACE**
0.03± ACRES
1,174± SQ. FEET

**TEMPORARY
ACCESS ROAD**
TA-RO-130
0.07± ACRES
2,887± SQ. FEET

(NC-RO-153.000)
KENNETH HAYES
DEED BOOK 812, PAGE 595
PARCEL ID. NO. 174558

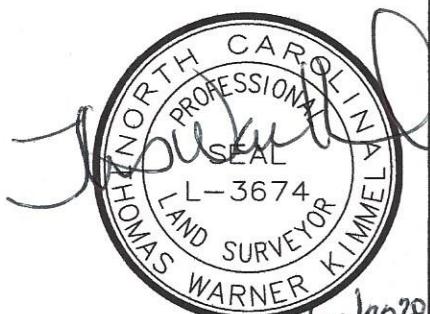
MATCHLINE
SEE SHEET 4 OF 5

MATCHLINE
SEE SHEET 3 OF 5

SEE SHEET 5 OF 5 FOR LINE TABLES

LEGEND

- NGS MONUMENT
- OEP EXISTING IRON PIPE OR PIN
- OIPS IRON PIN SET
- CP COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE



LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WILLIAMSBURG
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley PIPELINE LLC

**Pipeline Easement in Property of
KENNETH HAYES**

NC-RO-153.000
DEED BOOK 812, PAGE 595

NC-RO-153.000

Drawn By:	Chkd By:	Appd By:	TRC Proj. No.:	Scale:
SRY			300423	1"=100'
Drawn Date:				
5/12/20				
	DD	TWK	Sheet:	MVP Proj. No.
			2 OF 5	

100 50 0 100
GRAPHIC SCALE IN FEET

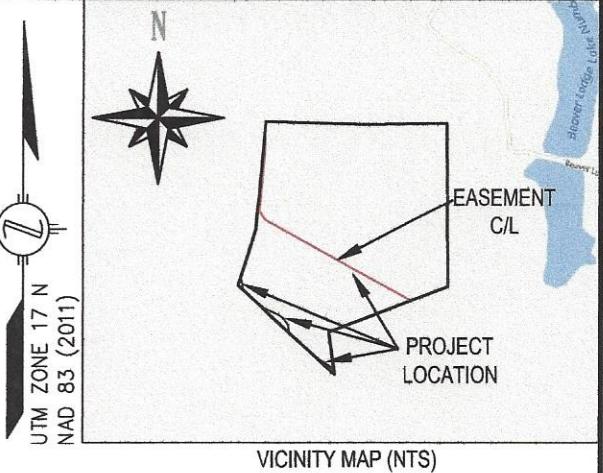
REVISIONS

1	4/24/20	MSF	GENERAL REVISIONS	TWK
2	5/20/2020	DD	UPDATED HATCHING	TWK
No.	Date	Rev By	Description	Checked

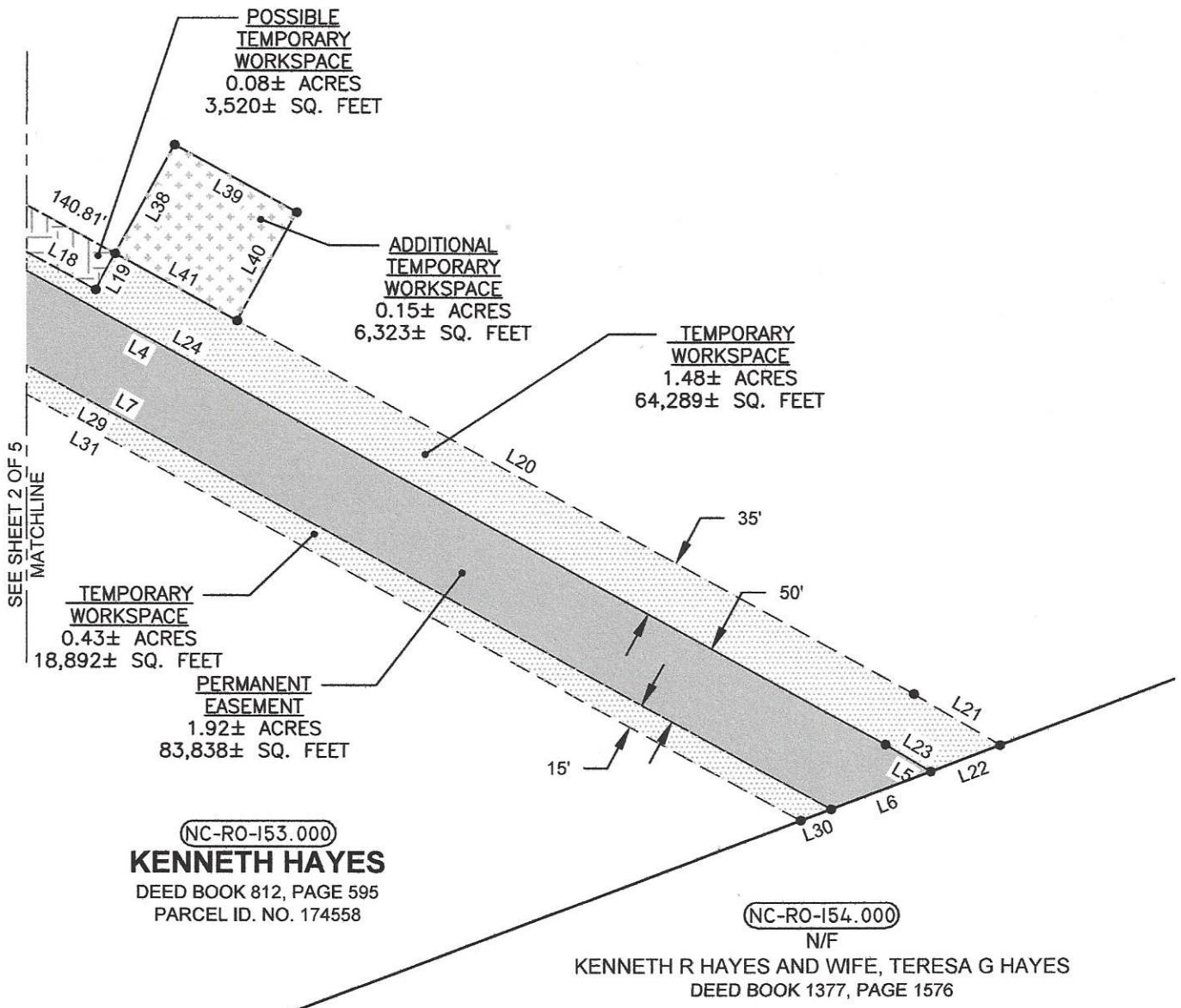
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10. TEMPORARY EASEMENT TO BE ACQUIRED.



VICINITY MAP (NTS)



LEGEND

- (A) NGS MONUMENT
- (O) EIP EXISTING IRON PIPE OR PIN
- OIPS IRON PIN SET
- CP COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 5 OF 5 FOR LINE TABLES



EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WILLIAMSBURG
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley
PIPELINE LLC

Pipeline Easement in Property of
KENNETH HAYES

NC-RO-153.000
Deed Book 812, Page 595

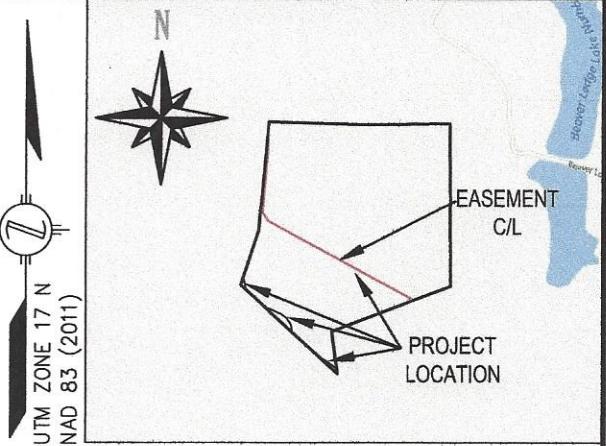
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SRY			300423	1"=100'
Drawn Date: 5/12/20	DD	Appd Date: TWK	Sheet: 3 OF 5	MVP Proj. No.
100 50 0 100				
GRAPHIC SCALE IN FEET				
REVISIONS				
1	4/24/20	MSF	GENERAL REVISIONS	TWK
2	5/20/2020	DD	UPDATED HATCHING	TWK
No.	Date	Rev By	Description	Checked

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VICINITY MAP (NTS)

SEE SHEET 2 OF 5
MATCHLINE

CHECK
COORDINATES
N:13,182,814.28
E:2,056,513.66

TEMPORARY
ACCESS ROAD
TA-RO-130
0.17± ACRES
7,587± SQ. FEET

CHECK
COORDINATES
N:13,182,628.98
E:2,056,717.81

NC-RO-153.000
KENNETH HAYES

DEED BOOK 812, PAGE 595
PARCEL ID. NO. 174558

TEMPORARY
ACCESS ROAD
TA-RO-130
0.08± ACRES
3,587± SQ. FEET

CHECK
COORDINATES
N:13,182,444.40
E:2,056,921.17

CHECK
COORDINATES
N:13,182,365.58
E:2,057,042.60

NC-RO-149.100
N/F

KENNETH WAYNE BATES
DEED BOOK 1453, PAGE 2820

NC-RO-154.000
KENNETH R HAYES AND
WIFE, TERESA G HAYES
DEED BOOK 1377, PAGE 1576

SEE SHEET 5 OF 5 FOR LINE TABLES

LEGEND

- (○) NGS MONUMENT
- (○EIP) EXISTING IRON PIPE OR PIN
- (OIPS) IRON PIN SET
- (● CP) COMPUTED POINT
- > LINE NOT TO SCALE
- [PERMANENT ACCESS ROAD]
- [TEMPORARY ACCESS ROAD]
- [PERMANENT EASEMENT]
- [TEMPORARY WORKSPACE]
- [ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)]
- [POSSIBLE TEMPORARY WORKSPACE]

LAND
OWNER
INITIALS: _____
DATE: _____



SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WILLIAMSBURG
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley
PIPELINE LLC

PIPELINE EASEMENT IN PROPERTY OF
KENNETH HAYES

NC-RO-153.000
DEED BOOK 812, PAGE 595

NC-RO-153.000

Drawn By: SRY	Chkd By:	Appd By:	TRC Proj. No. 300423	Scale: " = 100'
Drawn Date: 5/12/20	DD	TWK	Sheet: 4 OF 5	MVP Proj. No.

100 50 0 100
GRAPHIC SCALE IN FEET

REVISIONS

1	4/24/20	MSF	GENERAL REVISIONS	TWK
2	5/20/2020	DD	UPDATED HATCHING	TWK

No.	Date	Rev By	Description	Checked
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EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°50'15"E	107.58'
L2	S04°49'34"W	512.30'
L3	S34°08'34"E	60.07'
L4	S61°19'24"E	1,200.69'
L5	S59°26'19"E	31.93'
L6	S69°22'03"W	64.56'
L7	N61°19'24"W	1,202.60'
L8	N34°08'34"W	68.76'
L9	N05°20'45"E	649.48'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L10	N05°20'45"E	34.31'
L11	S88°21'55"E	25.57'
L12	S11°50'15"E	139.53'
L13	S04°49'34"W	505.05'
L14	S34°08'33"E	39.23'
L15	S61°19'24"E	400.60'
L16	S61°19'24"E	100.00'
L17	S28°40'35"W	25.00'
L18	S61°19'24"E	140.81'
L19	N28°40'36"E	25.00'
L20	S61°19'24"E	551.39'
L21	S59°26'19"E	60.66'
L22	S69°22'03"W	44.91'
L23	N59°26'19"W	31.93'
L24	N61°19'24"W	1,200.69'
L25	N34°08'34"W	60.07'
L26	N04°49'34"E	512.30'
L27	N11°50'15"W	107.58'
L28	S34°08'34"E	68.76'
L29	S61°19'24"E	1,202.60'
L30	S69°22'03"W	19.78'
L31	N61°19'24"W	1,193.33'
L32	N34°08'34"W	54.19'
L33	N05°20'45"E	23.59'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L34	N61°19'24"W	100.00'
L35	N28°40'36"E	75.00'
L36	S61°19'24"E	100.00'
L37	S28°40'35"W	75.00'
L38	N28°40'36"E	75.00'
L39	S61°19'24"E	84.31'
L40	S28°40'37"W	75.00'
L41	N61°19'24"W	84.31'
L42	S34°08'34"E	54.19'
L43	S61°19'24"E	52.10'
L44	S28°40'37"W	75.00'
L45	N61°19'24"W	55.45'
L46	N61°19'23"W	6.68'
L47	N18°03'23"E	20.26'
L48	N05°20'45"E	86.95'
L49	S88°21'55"E	77.12'
L50	S11°50'15"E	121.19'
L51	S77°52'57"W	75.00'
L52	N11°50'15"W	139.53'
L53	N18°03'23"E	23.36'
L54	S72°25'09"E	11.51'
L55	S17°34'51"W	12.57'
L56	S13°10'02"W	82.21'
L57	N76°49'58"W	12.50'
L58	N13°10'02"E	72.35'

CENTERLINE ACCESS ROAD		
LINE TABLE		
LINE	BEARING	DISTANCE
L59	S09°39'10"W	16.43'
L60	S18°52'00"W	53.10'
L61	S25°32'54"W	14.77'
L62	S02°21'53"W	7.61'
L63	S10°24'57"E	78.73'
L64	S19°58'42"E	19.79'
L65	S69°28'55"E	44.78'
L66	S66°19'59"E	82.89'
L67	S55°04'56"E	52.36'
L68	S34°28'51"E	54.69'
L69	S11°26'11"E	62.52'
L70	S67°40'05"E	13.01'
L71	S59°43'30"E	44.06'
L72	S54°00'38"E	56.22'
L73	S56°02'36"E	27.36'
L74	S43°23'25"E	4.61'

SEE SHEET 1-4 OF 5 FOR GRAPHICS AND LABELS

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WILLIAMSBURG
ROCKINGHAM COUNTY, NORTH CAROLINA

 Mountain Valley
PIPELINE LLC

Pipeline Easement in Property of
KENNETH HAYES

NC-RO-153.000
DEED BOOK 812, PAGE 595

NC-RO-153.000

Drawn By:	Chkd By:	Appd By:	TRC Proj. No.	Scale:
SRY			300423	NTS

Drawn Date:	DD	Sheet:	MVP Proj. No.
5/12/20	TWK	5 OF 5	

REVISIONS

1	4/24/20	MSF	GENERAL REVISIONS	TWK
2	5/20/2020	DD	UPDATED HATCHING	TWK

No.	Date	Rev By	Description	Checked
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LAND OWNER
INITIALS: _____
DATE: _____



SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.